

WHAT IS CLAIMED IS :

[Claim 1]

A business system for surely trading used houses at low cost without paying brokerage fee to realty agent, wherein a seller and a buyer of a used house meet directly for negotiation without asking the service of any realty agent; upon reaching an agreement on transaction, the parties to the agreement designate, upon mutual agreement, an agent (hereinafter referred to as the agent) who undertakes for the parties documentary procedure, legal procedure and security maintenance procedure comprehensively covering the services such as the preparation of trade contract documents, insurance documents, introduction of financial service, maintenance service of the house and the like, all these services being intended for reducing the financial burden on both the seller and the buyer; both the seller and the buyer are free to contact with each other in any form, and the agent, in principle, shall not intervene in the transaction for the used house before the seller and the buyer reach an agreement on the transaction; the agent provides a home page of free access exclusively for the information concerning the used houses as a meeting place of the sellers and the buyers at a web site of the internet; each of the potential sellers of the used houses put up on the home page the information about the house such as the appearance by picture, desired selling price, dimensions, date of delivery, location and the like, while the each of the potential buyers of the used house put up on the home page the information and conditions about desired buying

price, location, dimensions and the like; each buyer contacts directly with each potential seller for negotiation; when the seller and the buyer have reached an agreement on the selling conditions and buying conditions, either the seller or the buyer or the both entrust the procedures relating to the trading contract, maintenance and security maintenance to the agent, provided that when both the seller and the buyer do not need to entrust such procedures to the agent, the both are not obligated to pay any agent fee to the agent; the agent is entitled to charge its agent fee to the seller and the buyer only when said procedures are entrusted to the agent.